121.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,067,300 / 1,067,300
					USE VALUE:	1,067,300 / 1,067,300
					ASSESSED:	1,067,300 / 1,067,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LOMBARD TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TURNER AMELIA L
Owner 2:	
Owner 3:	
Street 1:	6 LOMBARD TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MUELLER WILLIAM & AMELIA T -
Owner 2:	-
Street 1:	6 LOMBARD TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,227 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 2480 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10227.000	405,900	7,300	654,100	1,067,300
Total Card	0.235	405,900	7,300	654,100	1,067,300
Total Parcel	0.235	405,900	7,300	654,100	1,067,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.45 | /Parcel: 430.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	405,900	7300	10,227.	654,100	1,067,300	1,067,300	Year End Roll	12/18/2019
2019	101	FV	319,100	7500	10,227.	690,500	1,017,100	1,017,100	Year End Roll	1/3/2019
2018	101	FV	319,100	7500	10,227.	508,800	835,400	835,400	Year End Roll	12/20/2017
2017	101	FV	319,100	7500	10,227.	487,000	813,600	813,600	Year End Roll	1/3/2017
2016	101	FV	319,100	7500	10,227.	450,600	777,200	777,200	Year End	1/4/2016
2015	101	FV	301,400	7700	10,227.	377,900	687,000	687,000	Year End Roll	12/11/2014
2014	101	FV	301,400	7700	10,227.	369,200	678,300	678,300	Year End Roll	12/16/2013
2013	101	FV	301,400	7700	10,227.	351,800	660,900	660,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9408

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUELLER WILLIAM	56173-229		12/29/2010	Convenience	1	No	No		Amelia T Mueller name changed to Amelia L Tur
BARTEL NORBERT-	22318-37		8/21/1992		265,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2014	1381	Re-Roof	1,200					Green house struct
1/6/2012	15	Heat App	2,500					install wood burni
3/10/2005	145	Re-Roof	6,800					
6/20/1995	348		18,500					REMODEL INTERIOR
1/13/1993	12		20,000					REM/KIT/ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
11/20/2008	Meas/Inspect	336	PATRIOT
10/7/2005	Fieldrev-Chg	BR	B Rossignol
4/26/2000	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
1/1/1982		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10227		Sq. Ft.	Site		0	90.	0.71	10									654,131						654,100	

Total AC/HA: 0.23478 | Total SF/SM: 10227 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 654,131 | Spl Credit | Total: 654,100

PRINT

Date	Time
12/10/20	23:53:13

LAST REV

Date	Time
03/05/18	10:54:13

ekelly

User Acct

78481

GIS Ref

GIS Ref

Insp Date

02/17/18

!9408!

USER DEFINED

Prior Id # 1:	78481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	G		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12640643
Const Adj.:	0.99989998
Adj $ / SQ:	146.418
Other Features:	98600
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551485
Depreciation:	145592
Depreciated Total:	405893

COMMENTS

BK; 15638 PG; 311 641-3682.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

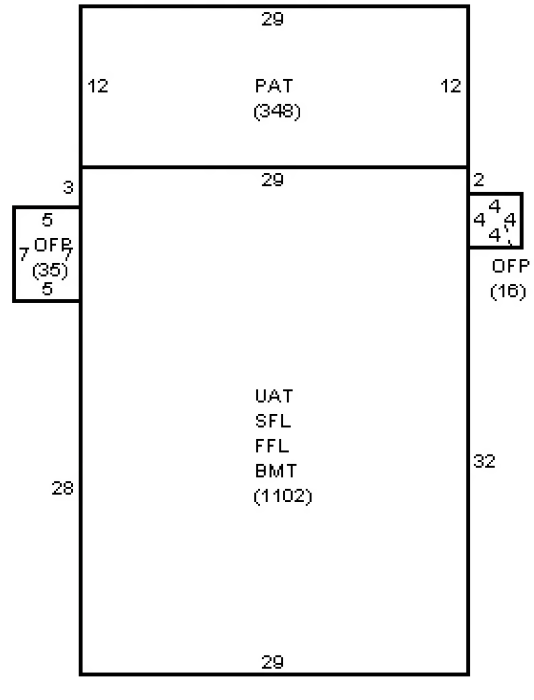
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.06
Special Features:	0	Val/Su Net:	101.96
Final Total:	405900	Val/Su SzAd	184.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,102	43.930	48,406
FFL	First Floor	1,102	146.420	161,353
SFL	Second Floor	1,102	146.420	161,353
PAT	Patio	348	3.330	1,158
UAT	Upper Attic	276	102.490	28,237
OFP	Open Porch	51	44.000	2,244

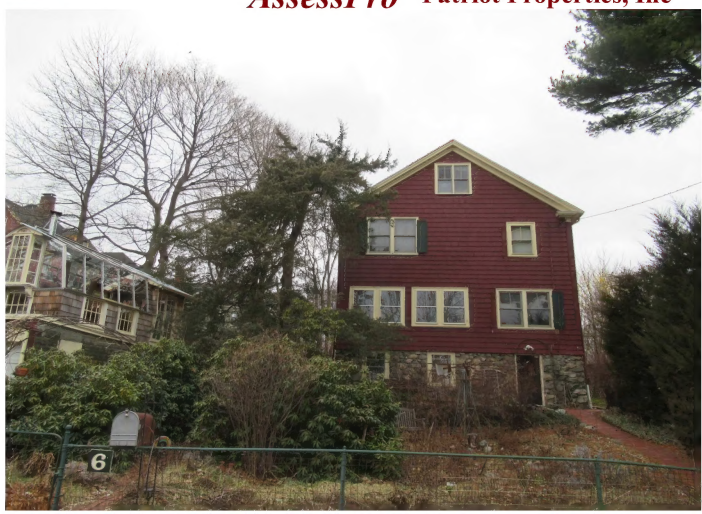
Net Sketched Area:	3,981			Total:	402,751
Size Ad	2204	Gross Are	4807	FinArea	2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	G	GD	1975	27.43	T	26.4	101			7,300			7,300

More:	N	Total Yard Items:	7,300	Total Special Featues:		Total:	7,300